



**55 Eastwick Park Avenue, Bookham,
Surrey, KT23 3LZ**

£799,950 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along taking the 2nd left into Eastwick Park Ave, follow the road along and number 55 can be found on the left hand side.

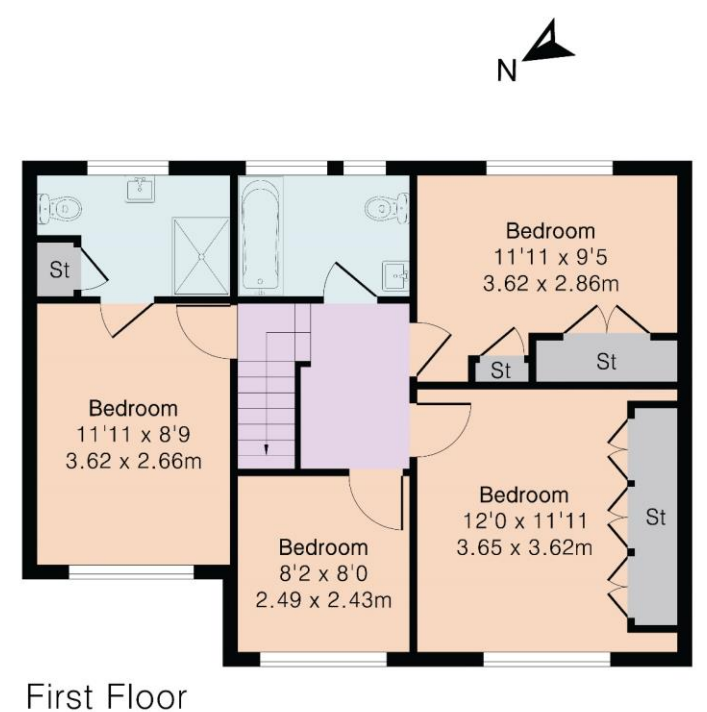
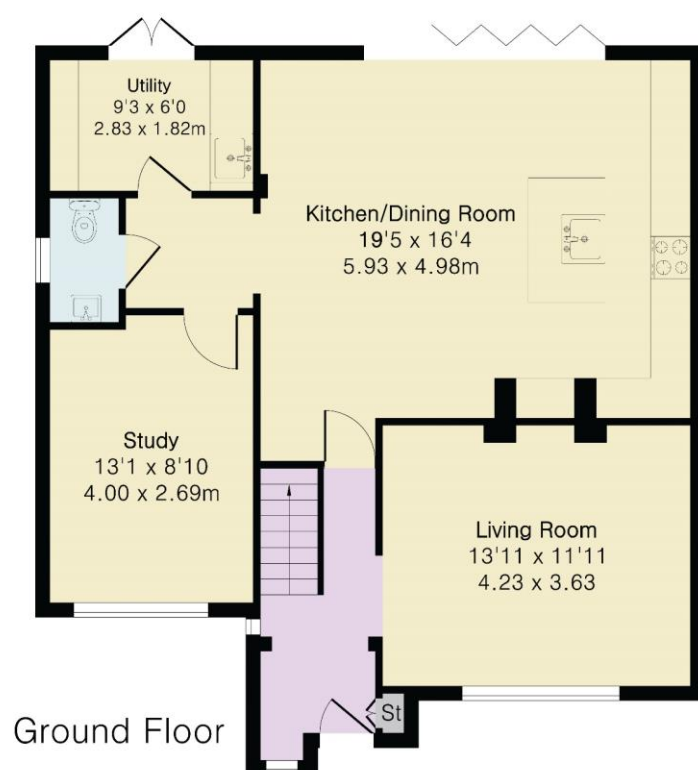
Approximate Gross Internal Area 1415 sq ft - 132 sq m

Ground Floor Area 816 sq ft – 76 sq m

First Floor Area 599 sq ft – 56 sq m

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: F



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A superbly appointed 4 bedroom semi-detached home offering a delightful westerly aspect rear garden and situated in a highly regarded residential road within easy reach of Bookham village centre.

THE PROPERTY

Originally constructed in the 1960s this delightful home has in the last few years undergone a comprehensive programme of updating and modernisation, enabling the property to now benefit from a light, bright and contemporary feel. On the ground floor this consists of a spacious entrance hall, a cloakroom, living room with a central feature log burning stove, separate study/family room with the heart of the home to be found in the open plan kitchen/dining room. The former provides a comprehensive range of matching eye and base level units together with ample work surfaces and a central island breakfast bar plus retractable patio doors opening out onto the superb rear garden. In addition there is also a separate utility room. To the first floor there are then 4 bedrooms, master with en-suite shower room in addition to the family bathroom. The property itself is approached via a pea shingle driveway giving some off street parking with side gated access leading to the delightful rear garden which incorporates a raised decked sun terrace leading onto an excellent expanse of lawn screened by mature trees. In total the garden extends to 54ft x 37 (16m x 11m) and benefits from a sunny westerly aspect.



SITUATION

The property is located just over ¼ mile from Bookham village centre which offers an excellent range of local shops to include 2 supermarkets, a library, a post office, doctors and dentist surgery and a number of other independent retailers. Bookham train station is approximately 1 ½ miles away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead, giving good motorway access to both Heathrow and Gatwick airports. There are excellent schools close by both in the state and private sectors including the well renowned Howard of Effingham senior school.

